



Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 29, 2013

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Rudy Silvas 
Principal Regional Planning Assistant
Zoning Permits West

SUBJECT: Project Number R2008-00493-(3)
Variance No. 200800014
Environmental Assessment No. 200800039
RPC Meeting: November 6, 2013
Agenda Item: 7

The following draft conditions have been modified, or eliminated, to reflect no termination date on the variance. In addition, the following draft finding has been added to reflect the contingency to remove abandoned structures should the project become abandoned. Should you have any questions on this project please feel free to contact me at (213) 974-6462.

Draft Condition No. 25 has been modified as follows: The permittee shall obtain all necessary building and grading permits for the project, issued by County Public Works, within six years of final approval of this variance. If the applicant fails to obtain such valid building and grading permits within six years, this variance shall expire and the permittee shall remove any structures and construction material and restore the site to its original condition. If at any time following six years from the final approval of this variance the permittee allows any of its building and grading permits for the project to expire, or if no substantial work has taken place on the project for a period of 12 months, the project shall be considered abandoned, and the permittee shall remove any structures and construction material and restore the site to its original condition. The permittee shall show proof of all existing permits whenever requested to do so by the Zoning Enforcement Section of Regional Planning.

Draft Condition No. 9 is eliminated regarding the termination date for the grant on November 6, 2019. A variance does not have a termination date.

New Draft Finding No. 22 is added with the following language: Should the single-family residence and other related development become abandoned, the abandoned structures and related equipment and materials shall be removed and the site restored to its original condition. Enforcement for the removal of abandoned structures is necessitated due to the aesthetic impact to the significant ridgeline and surrounding community such abandoned structures pose, and also due to the fire danger associated with abandoned structures.

MKK:RS